

EAST WAY, NEWTOWNABBEY

OIRO £99,950

SSTC

Excellent purchase for first time buyer / investor - early viewing highly recommended. Easy commute to Belfast with motorway links within minutes.

Mid terrace property in a popular residential area
Good size Lounge
Modern Kitchen with Dining room
Three Bedrooms
Shower room
Enclosed front garden
Good size area to rear -
Enclosed yard leading to
Paviour driveway with ample parking
Close to shops , schools, local amenities and transport links.
Excellent first time buyer and investor property alike

Heating: Oil

Entrance hall

Good size hallway

Living room

Great room with laminate wood flooring. Well presented and relaxing space

Kitchen/diner

Range of high and low level white units with contrasting work surfaces. Space for cooker and appliances. Tiled flooring opens into Dining Room with laminate wood flooring.
Kitchen has PVC white door to enclosed rear yard.

FIRST FLOOR:

Landing

Access to attic and storage

Bedroom 1

Large Double

Bedroom 2

Good Double

Bedroom 3

another good size room

Shower

Shower room comprising low flush WC, pedestal wash hand basin and separate shower with electric shower fitting.

Outside

Front is fully enclosed lawn area.

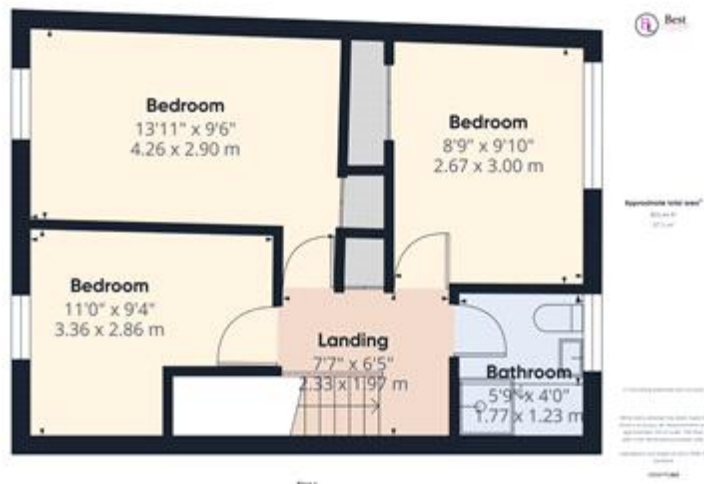
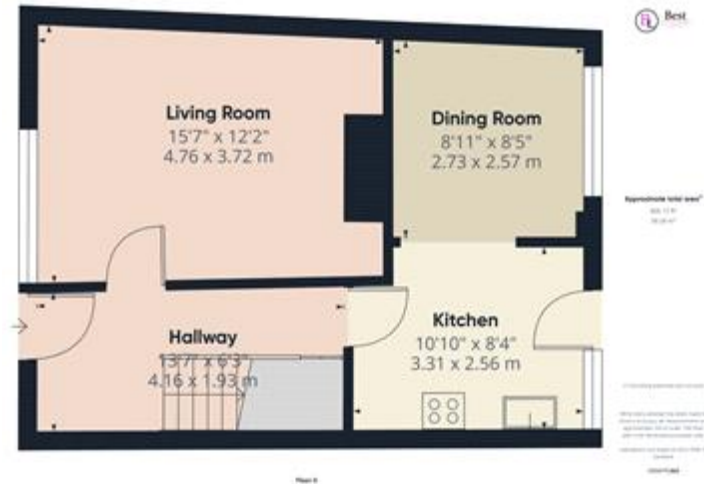
Rear starts with fully enclosed yard - good size. Gate then leads to attractive paved driveway to the rear with ample parking.

Wide green areas in front and behind the house.

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		54	71
EU Directive 2002/91/EC			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.